

# Sheridan County Pasture and Organic Farmland

400.00 Acres

Sheridan County, NE

\$650,000



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## Activities & Amenities

ATV/Off Road  
Cycling/Mountain Biking  
Equestrian/Horse Property  
Food Plots  
Hunting - Big Game  
Hunting - Small Game  
Hunting - Upland Birds  
Income Producing  
Outbuilding/Barn/Shed/Shop  
Cattle/Ranch  
Development Potential  
Farm/Crops/Ag  
Hiking/Climbing  
Hunting - Predator/Varmint  
Hunting - Turkey  
Hunting - Waterfowl  
Mineral Rights

## Land Details

Address: TBD 240 Ln, Gordon,  
Nebraska 69343, USA  
Closest Town: Gordon, NE and Rushville, NE  
Total Acres: 400.00  
Deeded Acres: 400.00  
Zoning: Agriculture  
Elevation: 3700  
Topography: Level to Rolling  
Vegetation: Crop residue and native grass  
Tillable/Crop/Orchard Acres: 120  
Pasture Acres: 280  
Water Rights: Yes  
All appurtenant water rights will  
transfer to the Buyer at Closing  
Mineral Rights: Yes  
All Seller owned mineral rights on this  
property will transfer to Buyer at Closing  
Income Type: Farming and Ranching  
Estimated Taxes: \$2,437 - 2023  
Source of lot size: Assessor/Tax Data

## Building Details

Homes: 0  
Basement: None  
Outbuildings: 1  
Types of Outbuildings: Calving barn  
Other Improvements: Fences  
and watering system  
Fence Type: Barbed wire



### **Property Summary**

Sheridan County Pasture and Organic Farmland is a terrific combination farm and ranch located just south of Gordon, NE and only a couple miles north of the famous Niobrara River.

The property offers excellent hunting and recreational opportunities as well as producing a nice income from the cattle operation and the crop production.

This property will make a great addition to your property portfolio.

### **Land**

Sheridan County Pasture and Organic Farmland consists of 400 +/- acres of level to rolling native grass and certified organic farmland.

There is approximately 280 +/- acres of native grass which includes the improvement site and 120 +/- acres of certified organic dryland farm ground.





## Improvements

There is a nice calving barn with several stalls on the property with a domestic/stock well with a solar panel that provides water via a pipeline system to several stock tanks as well as a windmill providing water to additional stock tanks. With that in mind, the pastures on this property are very well watered by multiple tanks and 2 sources of water.

There are also working pens with windbreaks located by the calving barn.

The property has good perimeter fence and several cross fences that are in above average condition.

## Recreation

Sheridan County Pasture and Organic Farmland offer endless opportunities for the outdoor enthusiast.

Located only a couple miles north of the famous Niobrara River and bordered on the east by multiple pivot irrigated farms, you will have the opportunity for some excellent large game hunting, including mule deer, white tailed deer and elk as well as a wide variety of small game and varmints. There will also be a variety of upland bird, turkey and waterfowl hunting on this property.

A significant number of the wildlife in the area cross this property while traveling back and forth from the river to the lush cropland that is nearby.

## Agriculture

Sheridan County Pasture and Organic Farmland is a combination of native grass pastures and certified organic dryland crop ground.

The cropland has recently been divided into three 40 acre parcels with oats, milo and corn planted on it and had previously been in alfalfa.





## **Water/Mineral Rights & Natural Resources**

All appurtenant water rights associated with this property will transfer to the Buyer upon Closing.

All Seller owned mineral rights associated with this property will transfer to the Buyer upon Closing.

## **General Operations**

Sheridan County Pasture and Organic Farmland has been utilized as a certified organic farm raising various crops and also as a cow/calf operation.

## **History**

Gordon was incorporated as a village in 1885 when the railroad was extended to that point. It was named for John Gordon, a pioneer settler. Gordon was incorporated in November 1885.

In the Lakota language, Gordon is translated to mean deer river city.

Today, Gordon continues to be a thriving community surround by large ranches and farms.

## **Location**

Sheridan County Pasture and Organic Farmland is located approximately 12 miles south/southwest of Gordon and only a few miles west off Hwy 27.

Gordon is located at the intersection of US Hwy 20 and NE Hwy 27 in northwest Nebraska near the famous Nebraska Sandhills and the Niobrara River and is a full service community.

Gordon is approximately 1.5 hours west of Valentine, 2 hours northeast of Scottsbluff, 3 hours northwest of North Platte and 2 hours southeast of Rapid City, S.D.





## Region & Climate

Gordon, NE has a semi-arid climate with warm, dry summers and cool to cold winters. The average summer temperature is around 80F, and the average winter temperature hovers around 25F. Rainfall is generally low throughout the year, with an average of just over 15 inches per year. However, the area can experience some snow in winter months; the highest recorded amount was 33 inches in 1997. In addition to this, Gordon also receives an average of more than 300 days of sunshine each year. This climate provides a great environment for outdoor activities like hiking and camping throughout most of the year.

- Gordon, Nebraska gets 18 inches of rain, on average, per year. The US average is 38 inches of rain per year.
- Gordon averages 39 inches of snow per year. The US average is 28 inches of snow per year.
- On average, there are 227 sunny days per year in Gordon. The US average is 205 sunny days.

Gordon gets some kind of precipitation, on average, 66 days per year. Precipitation is rain, snow, sleet, or hail that falls to the ground. In order for precipitation to be counted you have to get at least .01 inches on the ground to measure.

### Weather Highlights

- Summer High: the July high is around 87 degrees
- Winter Low: the January low is 12
- Rain: averages 18 inches of rain a yea
- Snow: averages 39 inches of snow a year

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## Hayden Outdoors

# Buyer Process

**BUYER QUALIFICATION:** Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

**PROPERTY SHOWINGS:** With regards to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

**REPRESENTATION OF OFFERS:** Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

**BROKER PARTICIPATION:** Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

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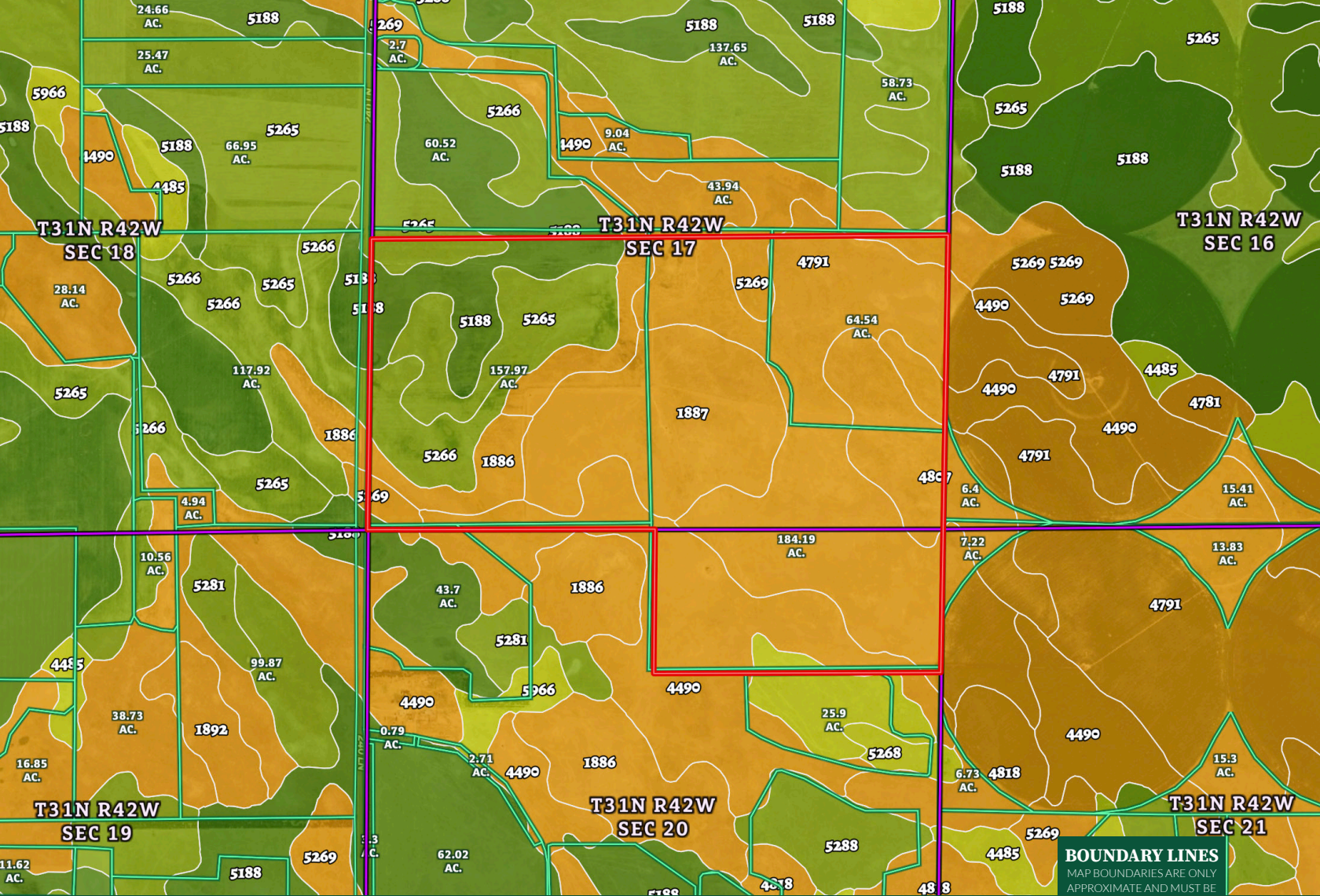


*"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"*

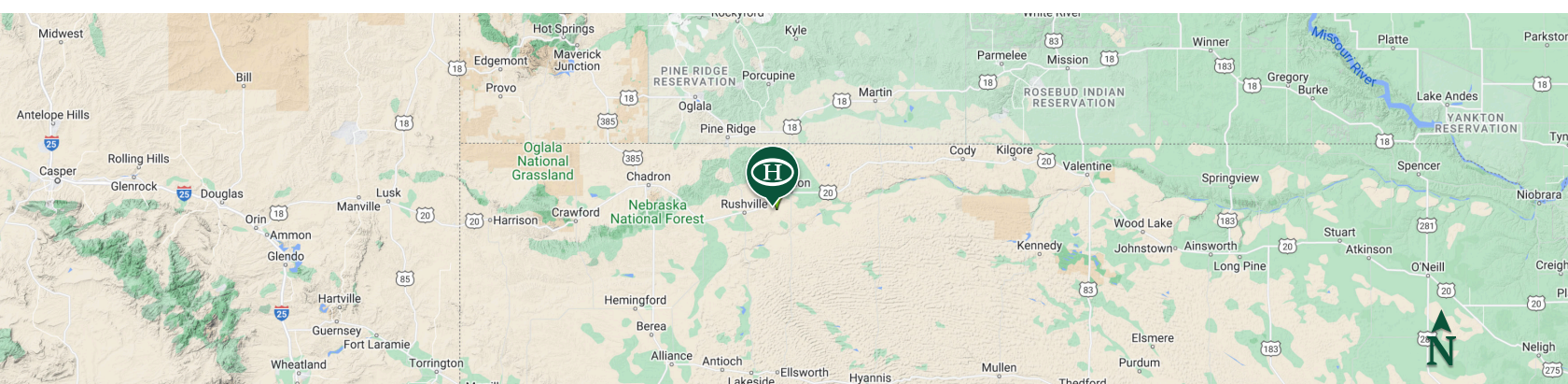
*- RICK STEINER, SELLER/BUYER*

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Boundary



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